

MORTGAGE FORECLOSURE DEED

**20171117000416310
11/17/2017 08:15:09 AM
FCDEEDS 1/3**

STATE OF ALABAMA

)

James C. Hopkins and Grace H. Hopkins, Joint Tenants,
Husband and Wife

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That James C. Hopkins and Grace H. Hopkins, Joint Tenants, Husband and Wife did to-wit, August 19, 2004, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Hamilton Mortgage Corporation, which mortgage is recorded in Instrument # Instrument # 20040820000467270 on August 20, 2004, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper as reflected by instrument recorded in Instrument #, 20170926000349930 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Nationstar Mortgage LLC d/b/a Mr. Cooper did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 11 October 18 and October 25; and

WHEREAS, on November 6, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:24 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Nationstar Mortgage LLC d/b/a Mr. Cooper did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Federal Home Loan Mortgage Corporation, in the amount of \$110,081.53, and said property was thereupon sold to the said Federal Home Loan Mortgage Corporation.

NOW, THEREFORE, in consideration of the premises and of \$110,081.53, cash, the said James C. Hopkins and Grace H. Hopkins, Joint Tenants, Husband and Wife, acting by and through the said Nationstar Mortgage LLC d/b/a Mr. Cooper, by Janice Zornes, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Nationstar Mortgage LLC d/b/a Mr. Cooper, by Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Nationstar Mortgage LLC d/b/a Mr. Cooper, , the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 121, according to the Survey of Daventry, Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC d/b/a Mr. Cooper, has caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Janice Zornes, has executed this instrument in his capacity as such auctioneer on this November 9, 2017.

James C. Hopkins and Grace H. Hopkins, Joint Tenants, Husband and Wife
Mortgagors

Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgagee or Transferee of Mortgagee

By Janice Zornes
Janice Zornes, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Janice Zornes, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

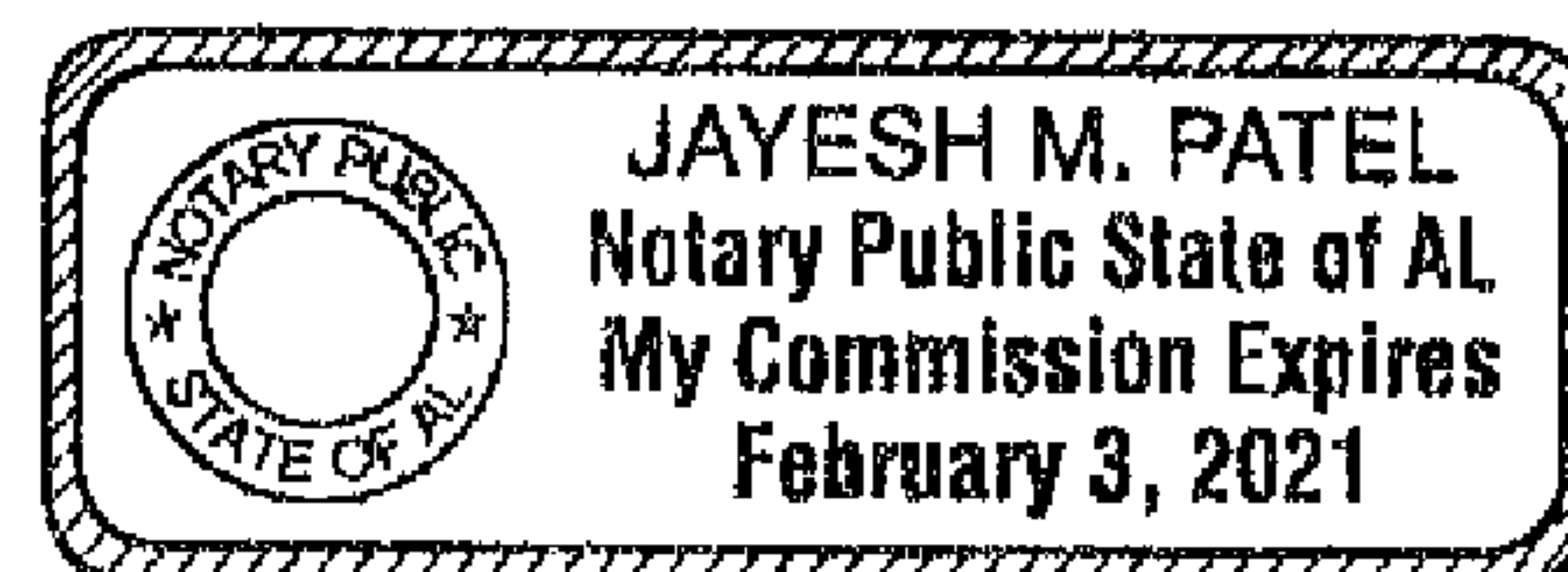
Given under my hand and official seal on November 9, 2017.

Jayesh M. Patel
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 3 2021

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-013947

Send Tax Notices to:
Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd
Coppell, Texas 75019



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>James C. Hopkins and Grace H. Hopkins,</u> <u>Joint Tenants, Husband and Wife</u>	Grantee's Name	<u>Federal Home Loan Mortgage</u> <u>Corporation</u>
Mailing Address	<u>433 Daventry Cir</u> <u>Calera, AL 35040</u>	Mailing Address	<u>8950 Cypress Waters Blvd</u> <u>Coppell, Texas 75019</u>

Property Address 433 Daventry Cir
Calera, AL 35040

Date of Sale November 6, 2017

Total Purchase Price \$ 110,081.53

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Notice of Sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 40-22-1 (h).

Date 11-9-2017

Unattested _____

(verified by)

Print JANICE ZORNES

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2017 08:15:09 AM
\$22.00 CHERRY
20171117000416310